



TOWN OF LOS GATOS

CIVIC CENTER
110 E. MAIN STREET
P.O. Box 949
LOS GATOS, CA 95031

PLANNING DEPARTMENT
(408) 354-6872

September 8, 1994

J. James and Susan Degnan
327 Bachman Avenue
Los Gatos, Ca 95030

RE: 327 Bachman Avenue
Historic Architecture and Site Application HS-94-7

Dear Mr. and Mrs. Degnan:

Your application for the above referenced project was approved on September 7, 1994. Please submit two (2) sets of architecture and construction drawings to the Building Department for the building permit. The project was approved subject to the condition that the new window, which is unequal in casement size, shall be either a single large pane or two window of equal dimensions. This condition must be incorporated in the building plans.

Zoning approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code.

If you have any questions in this matter, please contact Sandy Baily at 354-6873.

Very truly yours,

Lee E. Bowman
Planning Director

LEB:slb

cc: Jim Fox, 245 Glen Ridge Avenue, Los Gatos, CA 95030

SLB03\letters\327bach.2





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P.O. BOX 949
LOS GATOS, CA 95031

**PLANNING DEPARTMENT
(408) 354-6872**

August 24, 1994

NOTICE OF INTENTION TO APPROVE
NEW RESIDENTIAL CONSTRUCTION
WITHIN AN HISTORIC DISTRICT

The Los Gatos Planning Department has received an application from James and Susan Degnan to construct a 20 square foot addition at 327 Bachman Avenue (HS-94-7).

The proposal will be approved on September 7, 1994, unless there is evidence that the project is too large or bulky, incompatible with the neighborhood, interferes with views or privacy, creates an adverse effect on the environment, or is not in compliance with the approved development standards for residential zones.

The plans are available for review in the Planning Department from 8:00 A.M. to 5:00 P.M. Monday through Thursday, and 8:00 A.M. to 12 Noon on Friday. Any comments in opposition to this proposal must be received by this office in writing by 5:00 P.M. on September 6, 1994.

Very truly yours,

Lee E. Bowman
Planning Director

LEB:SLB

cc: James and Susan Degnan
Jim Fox

SLB03\letters\327bach





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LOS GATOS, CA 95031

PLANNING DEPARTMENT
(408) 354-6872

August 24, 1994

J. James and Susan Degnan
327 Bachman Avenue
Los Gatos, Ca 95030

RE: 327 Bachman Avenue
Historic Architecture and Site Application HS-94-7

Dear Mr. and Mrs. Degnan:

On August 23, 1994 the Los Gatos Historic Preservation Committee considered the above referenced application. The Committee found the application to be complete, and recommended approval of the application subject to the condition that the new window which is unequal in casement size shall be either a single large pane or two window of equal dimensions.

The notice of intent to approve the application (copy enclosed) was sent to the immediate neighbors and property owners on August 24, 1994. Final approval will be on September 7, 1994 unless there is opposition from the neighbors.

If you have any questions in this matter, please contact Sandy Baily at 354-6873.

Very truly yours,

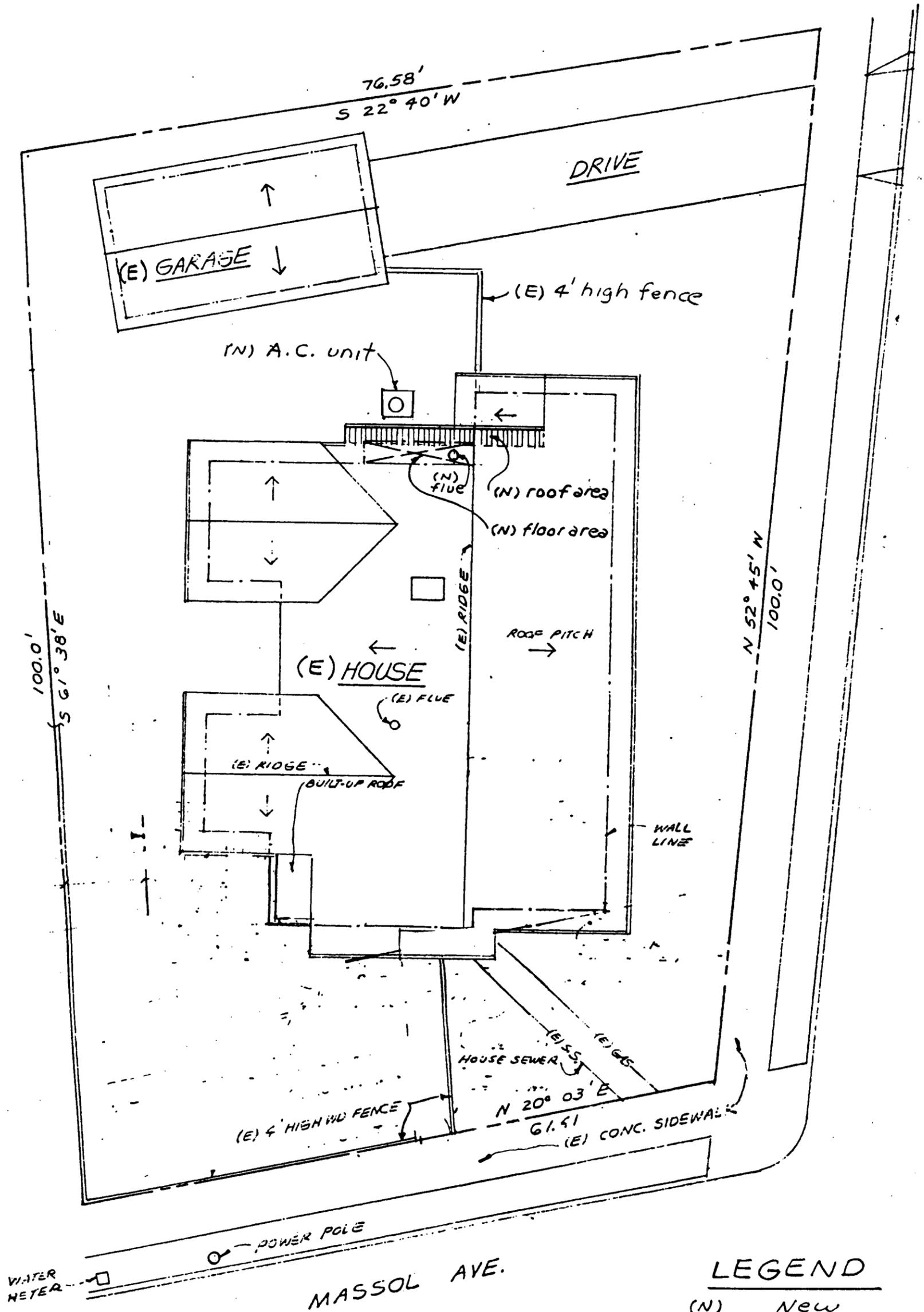
Lee E. Bowman
Planning Director

LEB:slb

cc: Jim Fox, 245 Glen Ridge Avenue, Los Gatos, CA 95030

SLB03\letters\327bach.1





LEGEND

- (N) New
- (E) Existing
- (R) Remove

RECEIVED

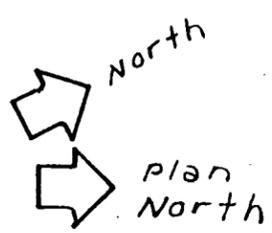
AUG 12 1994

TOWN OF LOS GATOS
PLANNING DEPARTMENT

By _____

SITE & ROOF PLAN

APN 510-16-16 1"=10'



PROPOSED ADDITION & REMODEL
RESIDENCE OF MR & MRS. JOHN J. DEGNAN
327. Bachman Ave.

JIMMY W. FOX
ARCHITECT

245 GLEN RIDGE AVE.
LOS GATOS, CA 95030
PHONE (408) 354-1016

Prepared for Historic Preservation Committee review

8-11-94

MEMO TO THE FILE

Date: February 2, 2001

From: Sandy L. Baily, Associate Planner



Subject: 327 Bachman Avenue

This memo is to confirm that the property owner at the above referenced address met with Town staff several months ago to discuss the rules of window replacements for historic structures. Subsequent to the meeting, it came to staff's attention that developers were using vinyl clad windows, thinking that would meet the requirement for using real wood windows. The matter was reviewed by the Historic Preservation Committee, who determined that vinyl clad windows were not acceptable. Property owners/developers who were in the midst of this decision who had installed or purchased vinyl clad windows, were not required to replace them. On February 2, 2001, the contractor for the above referenced address received a building permit to change the windows. He was informed of the requirements for historic structures and was told that vinyl clad windows were not permitted. He informed the property owner of this requirement who had already ordered vinyl clad windows (not aware of the Historic Preservation Committee's recent view on these types of windows). The windows were scheduled to be installed on February 5, 2001. Since the windows were already purchased based on the information that was provided to the property owner early in the process, and because vinyl clad windows exist in some portions of the residence, and some of the windows were being upgraded from aluminum, staff approved the installation of the vinyl clad windows.

N:\DEV\SANDY\327bach.memo.wpd



TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 FAX (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
P.O. BOX 949
LOS GATOS, CA 95031

February 15, 2001

Elizabeth Ross
327 Bachman Avenue
Los Gatos, CA 95030

RE: **327 Bachman Avenue**
Minor Residential Development Application MR-01-8

**Requesting approval to demolish a detached garage and to construct a new detached garage over 450 square feet in area within the required setbacks on property zoned R-1:D:LHP.
PROPERTY OWNER/APPLICANT: Elizabeth Ross**

On February 7, 2001, the Los Gatos Historic Preservation Committee considered the above referenced application and recommended approval subject to the revision that the structure be moved four feet back from the street.

We are in receipt of the revised plans meeting the concern of the Committee and the notice of intent to approve will be mailed. If you have any questions in this matter, please contact Steve Kowalski at 354-6807.

Sincerely,

Bud N. Lortz
Interim Director of Community Development

BNL:SLBmdc

N:\DEV\SLB\327bach.wpd





TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
PHONE (408) 354-6872 FAX (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
P.O. Box 949
LOS GATOS, CA 95031

February 26, 2001

Elizabeth Ross
327 Bachman Ave.
Los Gatos, CA 95030

**RE: 327 Bachman Avenue
Minor Residential Development Application MR-01-8**

**Requesting approval to demolish a detached garage and to construct a new detached garage over 450 square feet within the required setbacks on property zoned R-1:D:LHP.
PROPERTY OWNER/APPLICANT: Elizabeth Ross**

Staff has reviewed the development plans for this project and deemed them complete. The Notice of Intent to Approve the application was sent to your surrounding neighbors on February 13, 2001. Since no opposition was received, the application was **approved** on February 23, 2001.

Pursuant to Section 29.20.320 of the Town Code, this approval will expire two years from the approval date unless it is used before expiration. Section 29.20.335 defines what constitutes the use of an approval granted under the Zoning Ordinance. Reasonable extensions of time not exceeding one year may be granted upon application to an approval by the Development Review Committee. Extensions can be granted only if approved by the Committee prior to the expiration of the original approval. Therefore, it is recommended that applications for time extensions be filed with the Planning Department at least sixty (60) days prior to the expiration of the approval.

You may now apply for your building permit. For additional information concerning building permits, please contact the Building Department at (408) 354-6881.

If you have any questions concerning this matter, please contact Steve Kowalski at (408) 354-6807.

Sincerely,


Bud N. Lortz
Director of Community Development

BNL:SK

cc: Jimmy W. Fox, 1848 Redwood Drive, Aptos, CA 95003

N:\DEV\STEVE\Approvals\327 Bachman.WPD





↑
Garage to be
removed

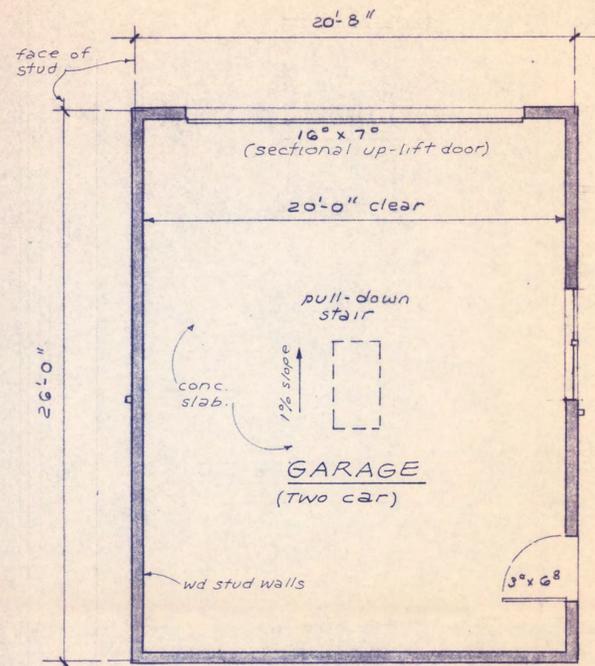
327 BACHMAN AVE.



327 BACHMAN AVE. | 329 BACHMAN AVE.

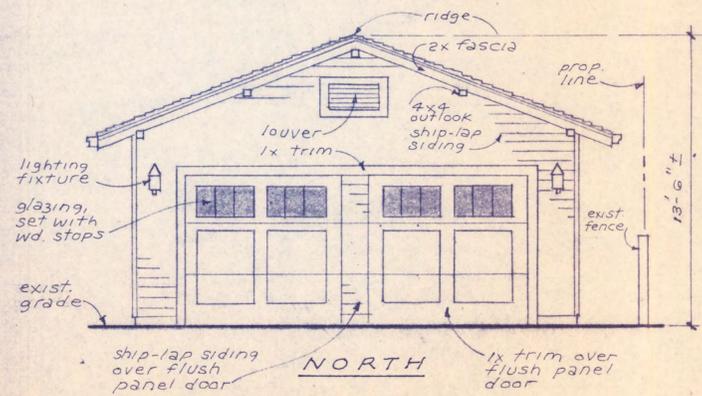
Prepared for APPLICATION FOR
MINOR RESIDENTIAL DEVELOPMENT
@ 327 Bachman Ave. Garage
reconstruction and addition.

1-26-01

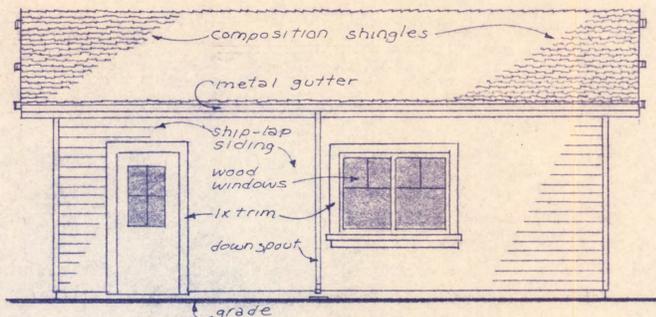


FLOOR PLAN
1/4" = 1'-0"

PLAN NORTH



NORTH

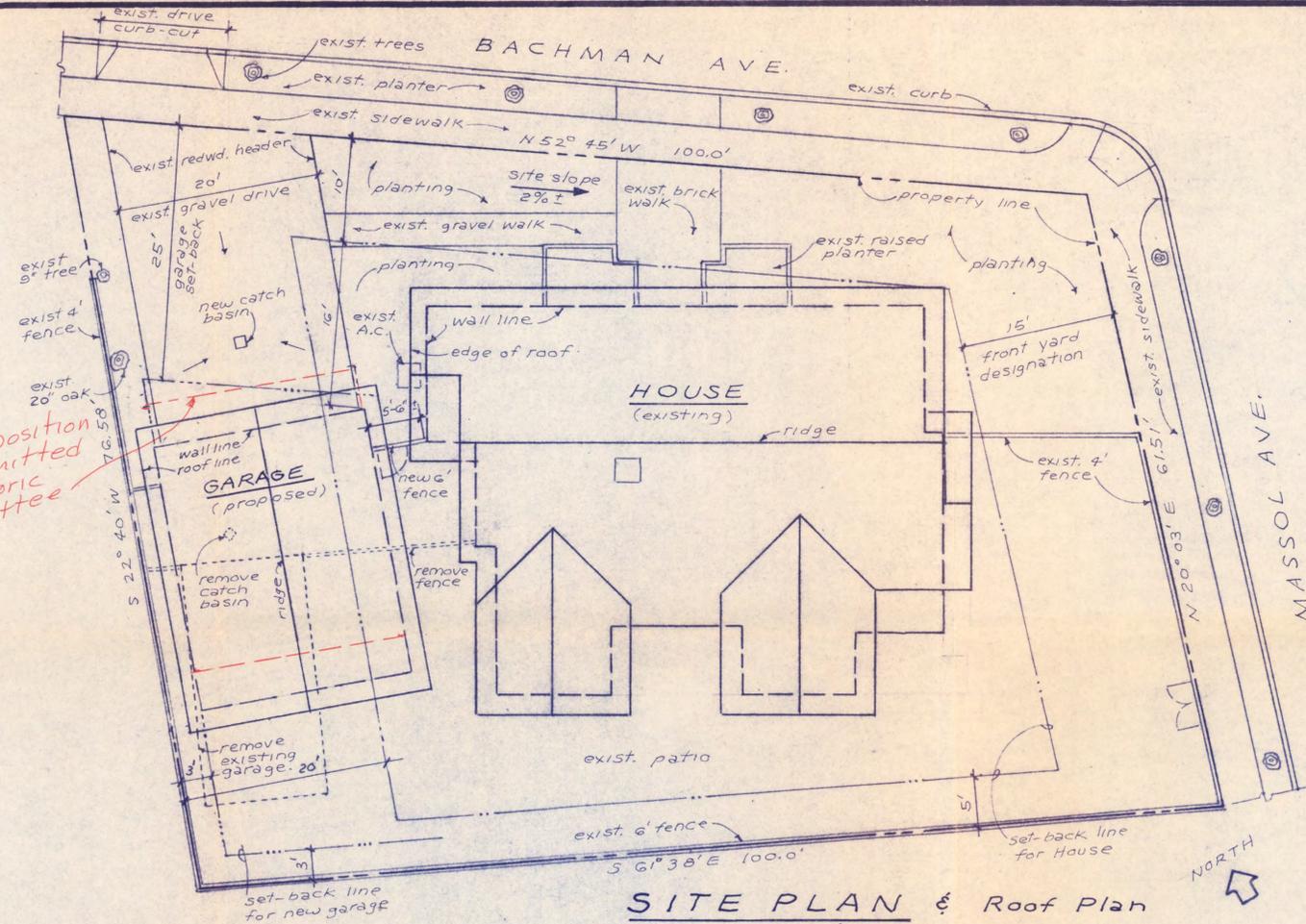


EAST

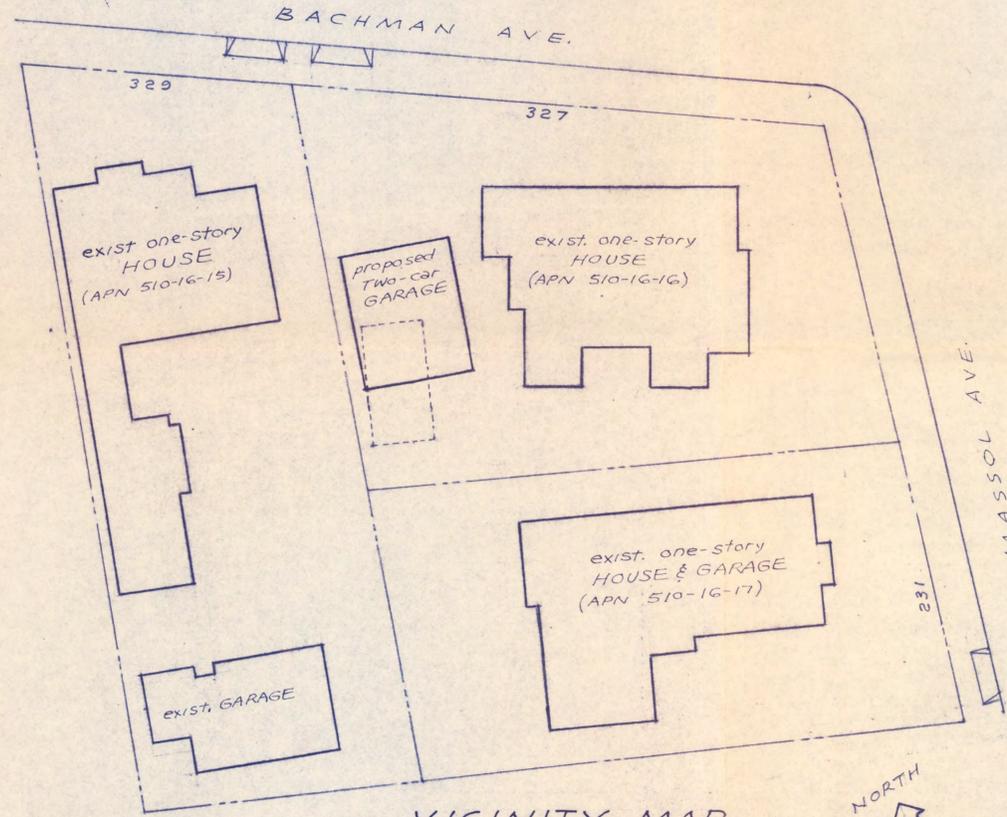
EXTERIOR ELEVATIONS

Match existing materials & colors @ House
1/4" = 1'-0"

Garage position as submitted for Historic Committee



SITE PLAN & Roof Plan
1/8" = 1'-0"



VICINITY MAP
1/16" = 1'-0"

PROJECT NOTES

1. Description of work: Remove damaged & unsafe one-car garage and construct a new two-car garage, detached.
2. Project address: - 327 Bachman Ave.
3. Property owner: - Elizabeth N. Ross.
4. Property owner address: - same as Item No. 2 above.
5. Assessor's parcel number: - 510-16-016
6. Town Zoning district: - RID-LHP.
7. Site area: 7658 sq. ft.
8. Net site area: (excluding set-back area) 4293 sq. ft.
9. Building area: (sq. ft.)

	Existing	Proposed	Total
House	1624	no change	1624
Garage	290	256	546
Total	1914	256	2170
10. Floor Area Ratio:

	Existing	Proposed	Total
House	21.2	no change	21.2
Garage	6.7	6.0	12.7

RECEIVED

FEB 12 2001

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT

APPROVED
BY LOS GATOS PLANNING DEPARTMENT
Stephen Kowach
2/23/01 MR-01-8

REVISIONS
2-9-01: Move proposed GARAGE 4 ft. to the South to comply with Historic Preservation Committee meeting of 2-7-01.

GARAGE RECONSTRUCTION & ADDITION
THE ELIZABETH ROSS RESIDENCE
327 BACHMAN AVE., LOS GATOS, CA

JIMMY W. FOX ARCHITECT
1848 Redwood Drive, Aptos, CA 95003
Phone (831) 662-3426

Date: Jan. 26, 2001.
Submitted for Minor Residential Development.

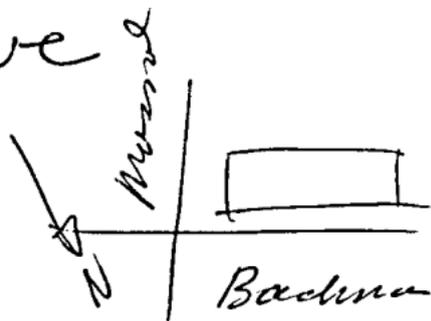
SHEET NO. 1
OF 1



DEGNAN

327 Bachman Ave

L.G.



Front of House
S.E.



J. James Degnan
327 Bachman Ave
Los Gatos

From corner of
Massol and Bachman

Looking S.W.



327 Bachman Ave

L.G.

Degnan

From Bachman
and Massol



Degnan

327 Bachman Ave

L.G.

Facing SE

from ~~the~~ sidewalk



Degnan

327 Bachman Ave

L.G.

Facing S.E.

From across street



Degnan
327 Bachman Ave
L.G.

View from
backyard
patio